



TOWN OF PERINTON

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SHORT TERM RENTAL / BED AND BREAKFAST REGULATIONS & INSTRUCTIONS

The Perinton Town Code defines Bed & Breakfast Establishments (which includes short term rentals, Airbnb, VRBO, etc.) as:

A typical owner-occupied residential dwelling that operates as a regular business enterprise for transient rental and transient guests where overnight lodging is provided for compensation.

The below regulations apply to properties being rented for a term of 28 days or less.

General regulations:

1. The property being rented must be owner-occupied. The entire home may not be rented without the owner present and application for approval cannot be made for properties that are not owner-occupied.
2. A Special Use Permit is required to operate a Bed & Breakfast Establishment. Applicants must first apply to the Zoning Board of Appeals for a special use permit.
3. After a Special Use Permit is secured, a building permit and certificate of occupancy must be issued prior to commencing operation.

To apply, please contact the Director of Volunteer Boards to obtain the application and instructions for a Special Use Permit.

<https://perinton.org/government/boards/volunteer-boards/>

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